

Hogan's Alley
file

VANCOUVER HOUSING SURVEY
Notes on area bounded by Cordova, Main,
Prior and Gore Streets.

This area is in a state of transition. Formerly occupied for the most part by dwellings, except along the Main and Hastings Street frontages, the whole area is steadily being converted to commercial uses (mostly fruit and vegetable warehouses) and it appears to be only a question of time before virtually all residential buildings, other than hotels and apartments will be eliminated. The great bulk of the population is Chinese except in the Southern section where Italians predominate, with a sprinkling of Negro.

An undesirable feature of this district is the number of houses built on the rear of a lot facing onto the lane -- the classic example being Hogan's Alley; this alley appears to attract the dregs of the population, presumably owing to its relative seclusion. Fortunately, there are few families with children living in this section, or for that matter in the whole of this area.

There are three principal classes of dwelling in the area, (a) Hotels and furnished rooms, (b) Cabins, (c) Individual dwellings. On the main thoroughfares there are also a few apartments and at least one apartment-hotel. There are virtually no rooming-houses of the type common in the West End.

(a) Hotels and furnished rooms appear to be occupied almost entirely by single men, white or Chinese. The larger blocks are generally speaking solidly built, and the accomodation provided adequate for its purpose. The most common defect in such blocks is the lack of light and ventilation owing to the close juxtaposition of other buildings.

In some of the older buildings kept by Orientals no heating is provided, light and ventilation are only received through skylights and the general standard of decoration and equipment is low.

(b) The cabins are occupied for the most part by Chinese and white, single men; most of the whites are old age pensioners and others who have lost their earning powers.

The cabins occupied by the Chinese are nearly all unfit for habitation judged by any standard; built in most cases back to back or with another high building close alongside, and with an approach-balcony overhang to shut out what little sunlight may strike the building, these cabins must be breeding grounds for tuberculosis, and it is not surprising that the Chinese T.B. rate in 1935 was nearly six times as high as for the white population of the city.

While both the cabins and their inhabitants are likely to disappear, in course of time, through natural causes, since commercial buildings will replace the cabins and the high proportion of single men in the Chinese community will replace the cabins, and the high proportion of single men in the Chinese community will diminish rapidly as the present generation dies off, every effort should be made to close these cabins as soon as is practicable, without causing unnecessary hardship to the occupants,

In the case of cabins occupied by whites, much depends on the quality of the management, but while one or two blocks are structurally sound, generally speaking the accomodation provided is of a low standard. The housing of the occupants of this class of building is a problem which must be faced, since the number of such men is considerable and, with the rising average age of the population, is likely to increase. Their needs are few and simple, the chief of these being independence, and it should be possible to provide adequate accomodation for them at a comparatively low cost.

There is nothing inherently wrong with the cabin type of building provided the necessary provision of light and air are secured, and if they are well managed, they are infinitely preferable to a stuffy room in a cheap rooming house or a bunk in a mission hostel.

(c) There are relatively few individual houses in this area except in the southern section and a number of these have been converted into cabins or partly self-contained suites.

None of the houses surveyed were overcrowded and the majority were in a fair state of repair. The occupants of these houses are very mixed, both racially and socially.

CITY OF VANCOUVER - HOUSING SURVEY
 January 1938
 (Survey made by Members of Greater
 Vancouver Youth Council).

LOCATION		NO. OF ROOMS		OCCUPANTS		SANITARY CONVEN'S			REMARKS
Block	Street	Suites	Rooms	Adults	Child'n	Toilets	Baths	Sinks	
200	E. Georgia		72			12	8	-	Fully occupied
200	" "		26			2			" ", ventilat- ion by skylights.
200	" "		16	9	2	2	--	-	Cabins.
200	" "		5	6	-	1	--	1	
200	" Hastings		32	27		4	2	32	2nd & 3rd floors.
200	Hogan's Alley		16	-		1			Cabins, fully occup- ied (very filthy)
	" "		72			6			Cabins, fully occup- ied (very filthy)
	" "		2			1			Filthy hovel.
	" "		12			2		6	Cabins fully occup- ied.
200	" "		3	2	3	1	--	1	
600	Main St.		8	-	-	2	--	-	Fully occupied.
600	E. Cordova		4	1	6	1	1	1	
700	E. Cordova		4	2	4	1	--	1	
600	E. Hastings		44						
600	" "		31	36	--	4	2	-	
700	" "		16	10	--				
700	" "		90						150 to 250 occup- ants.
500	Hawkes		6	5	--	1	1	1	
300	Heatley		3	1	7	1	1	1	
400	Heatley		6	1	4	1	1	1	
700	Keefe		24	16					
700	" "		7	2	4	1	1	1	
200	Prior		13	10	4	2	1	1	Second floor.
200	Union		12			1			Cabins fully occup- ied.
200	Union		22						Cabins fully occup- ied (bad condition)
700	E. Pender		7	5	3	1	1	1	
400	" "		5	5	3	1	1	1	

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